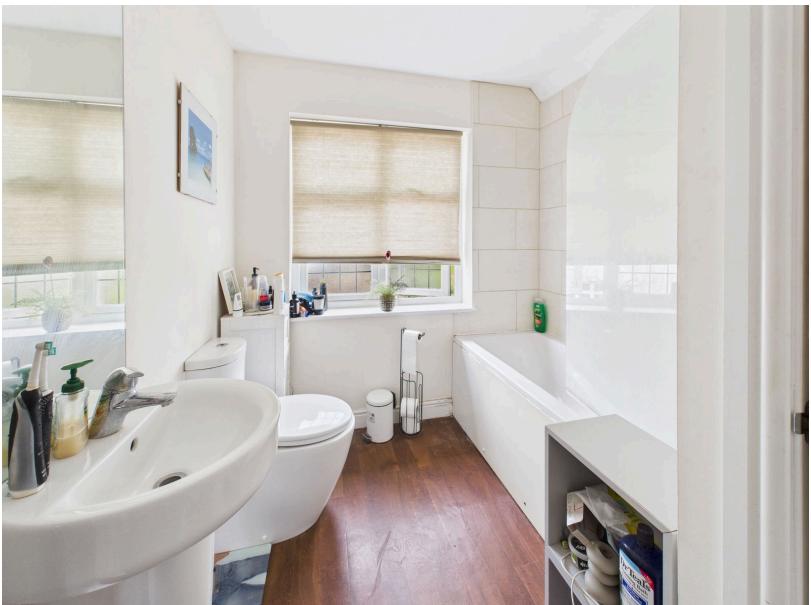




Abbott Close, Ottery St. Mary, EX11 1FH

Guide Price £399,950

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17 Abbott Close is situated in a quiet cul-de-sac on the northern outskirts of the town and is one of the most desirable residential areas yet still benefits from swift access into Ottery St Mary with all its excellent local amenities which include the highly regarded primary and secondary schools. The A30 dual carriageway is within easy reach providing access to the Cathedral City of Exeter, M5 and the coast.

The property was built to a high specification in 2015 by Redrow Homes and the spacious, light and airy accommodation includes a reception hall with storage cupboard, cloakroom/WC and a generously sized sitting room. The impressive kitchen/breakfast room provides an area for families to dine and socialise together with ample space for a dining table and chairs as well as a sofa. There are large patio doors providing a pleasant aspect and direct access to the rear garden. The kitchen has been fitted with an extensive range of storage cupboards and drawers both at base and eye level with complimenting work surfaces and integrated appliances including eye level double oven, fridge freezer, dishwasher and 4 ring gas hob. A utility/laundry cupboard also offers additional storage and appliance space for washing machine and tumble dryer.

On the first floor are three good sized bedrooms with the largest bedroom benefitting from an en-suite shower room and the two smaller bedrooms enjoying a pleasant outlooks at the rear. The principal family bathroom is fitted with a stylish white suite including a bath with shower over.

The property also benefits from the latest thermal insulating properties, uPVC double glazing and a modern gas central heating system creating an energy efficient home to run. Fibre broadband is connected to the premises providing ultra fast broadband speeds.

To the side of the property is a driveway provides off road parking for 2 vehicles in tandem and access to the garage with light and power. The rear garden is fully enclosed and enjoys a good degree of privacy and sunlight due to its south westerly aspect. The garden is mainly laid to lawn with a paved patio providing an excellent space for outside dining/entertaining. There is also an outside water tap and a pedestrian gate provides access to the driveway/garage.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, including Sainsbury's, pubs, churches, very good schools, post office, medical centre, local hospital, recreational activities, sports centre and bus services. Although surrounded by beautiful open countryside it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction) with the A30 dual carriageway giving swift access. Honiton is 6 miles with further shops, amenities and mainline station (Waterloo-Exeter).

VIEWINGS By prior appointment with Redferrs 01404 814306

OUTGOINGS Council Tax Band D (as per Gov.UK Website at the date of first listing)

SERVICES We understand all mains services are connected

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

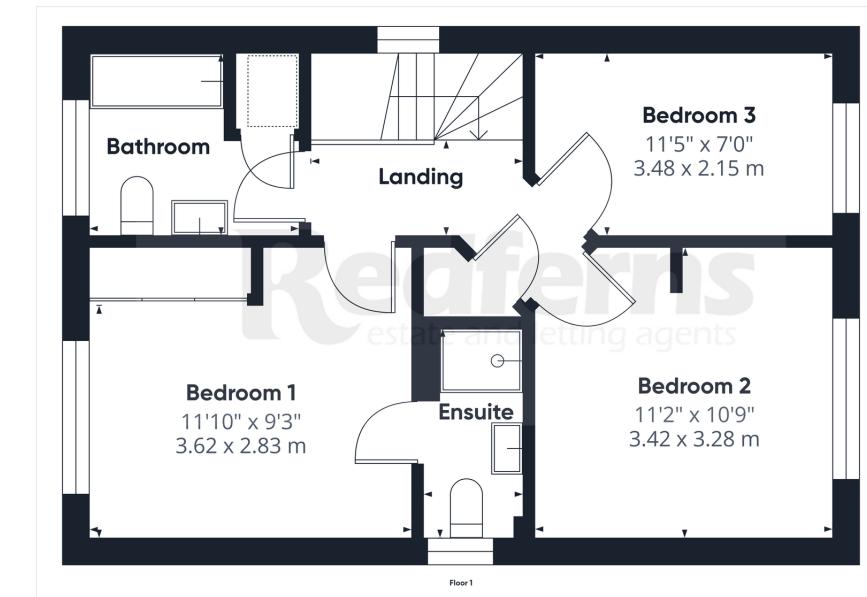
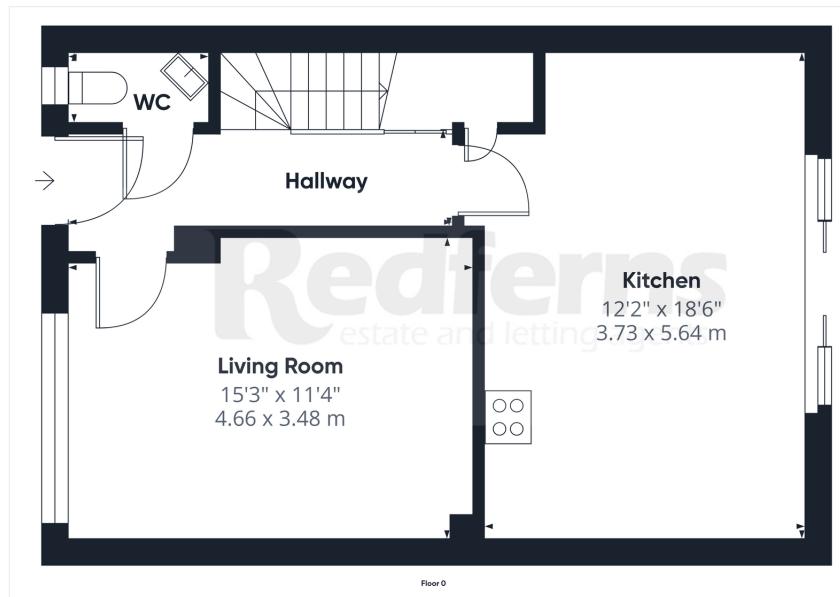
TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale.





- A modern detached house built by Redrow Homes in 2015
- Hallway with storage cupboard, ground floor cloakroom, W.C.
- Spacious Kitchen/ Breakfast Room with Laundry cupboard
- Separate family bathroom
- Located in a sought after cul-de-sac
- Good sized sitting Room
- Three good sized bedrooms (Bedroom 1 with ensuite shower room)
- Pleasant views to the rear of the house
- Driveway in front of the garage, Good sized, sunny rear garden with patio
- Gas central heating, fibre broadband to the premises



Ottery St. Mary
Exeter
Sidmouth

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